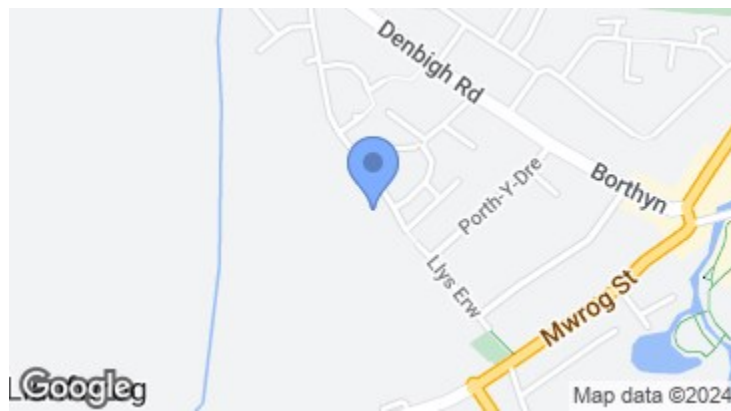


FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 496 sq.ft. FLOOR 2 466 sq.ft.  
 EXCLUDED AREAS : GARAGE 209 sq.ft.  
 TOTAL : 962 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**11 Maes Hafod**  
 Ruthin, Denbighshire,  
 LL15 1LP

**Offers Around**  
**£230,000**

A 3 BEDROOM END OF TERRACED TERRACED HOUSE WITH LARGE GARAGE, EXTENSIVE PARKING AND A PLEASING ASPECT OVER ADJOINING FARMLAND TOWARDS LLANFWROG CHURCH.

located at the head of a small cul-de-sac on the periphery of the development about 1 mile from the town centre. Benefitting from detailed planning consent to build a two story extension to and over the existing garage to provide a much larger family home. It affords entrance hall, lounge, kitchen/dining room, side hall, utility, cloaks & w.c. and out-built rear porch.

First floor landing, 3 bedrooms and shower room. gas ch & double glazed.

Attached 26ft x 10ft garage with a large parking area for 3 cars. Enclosed lawn garden to front.

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**LOCATION**

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

UPVC and glazed door leading to the hall.

**HALL**

Staircase rising off, panelled radiator. Fitted cloaks cupboard.

**LOUNGE**

4.70m x 3.48m (15'5 x 11'5)



An attractive room with a wide double glazed window to front with decorative upper lights, reconstituted stone effect fireplace with marble hearth, inset electric fire, display niches and a raised plinth to one side with TV point and further niche for stereo. Coved ceiling, arched display niche with light, dado rail, two panelled radiators. Glazed door to kitchen/dining room.

**KITCHEN/DINING ROOM**

3.48m x 3.23m (11'5 x 10'7)



Fitted with a modern range of base and wall mounted cupboards and drawers to a wood effect finish with contrasting stone effect working surfaces to include inset one and a half bowl stainless steel sink with mixer tap and drainer, inset four ring electric hob with concealed hood above, integrated double oven, void and plumbing for washing machine and space for fridge, tiled splashbacks, coved ceiling, double glazed window with aspect over the rear parking area and beyond to farmland, panelled radiator.

**REAR HALL**

Walk in pantry cupboard with high level shelving, space for upright fridge/freezer.

**CLOAKROOM**

Wash basin with tiled splash and low level WC, double glazed window.

**REAR PORCH**

Out built rear porch, UPVC double glazed windows, matching door leading out, heather brown tiled floor, pine boarded ceiling.

**FIRST FLOOR LANDING**

Access to roof void, airing cupboard with slatted shelving, panelled radiator.

**BEDROOM ONE**

3.38m x 3.91m (11'1 x 12'10)



Double glazed window to front, further double glazed window to side with far reaching views across farmland towards the historic Llanfwrog church, fitted wardrobe with fitted shelving, panelled radiator.

**BEDROOM TWO**

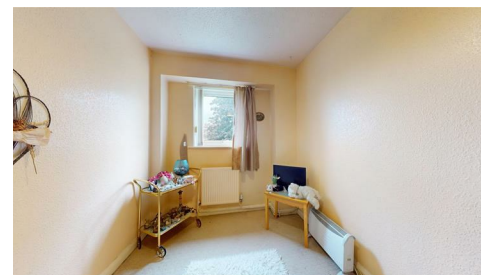
3.38m x 3.28m (11'1 x 10'9)



Double glazed window to rear with far reaching views over farmland, fitted cupboard housing a modern Worcester gas fired combination boiler providing heating and hot water, panelled radiator.

**BEDROOM THREE**

3.12m x 2.18m (10'3 x 7'2)



Double glazed window to front, panelled radiator.

**BATHROOM**

1.88m x 1.60m (6'2 x 5'3)



Refurbished with a modern white suite comprising large rectangular shower tray with glazed screen and high output shower, vanity with bowl and storage beneath and low level WC, combination of modern marble effect wall boarding and tiling, double glazed window, ladder radiator.

**OUTSIDE**

The property stands at the head of a small residential cul de sac which adjoins farmland. It is approached to the front via a wrought iron gate into an enclosed area with mature conifer screen hedging, shaped lawn and a wide flagged patio. There is access to the left hand boundary leading to the rear. The rear garden is a particular feature as it provides a wide tarmac area providing ample space for parking three cars and access to an attached garage.

**GARAGE**

7.92m x 3.18m (26' x 10'5")

Metal and fibreglass up and over door to front, electric light and power installed, glazed window.

**PLANNING CONSENT**

We understand the property benefits from detailed planning consent for a two storey extension to the garage. Further details together with plans will be available for inspection at the agent's Ruthin office.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Park Road. Follow the road past the Morrison Store and continue for some 500yds and take the last left turning before the Esso Petrol Station, signposted Maes Hafod and Llaw y Dyffryn. Follow the main estate road for some 300yds whereupon the property will be found set back on the right hand side.

**COUNCIL TAX**

Denbighshire County Council - Tax Band C

**TENURE**

Understood to be Freehold

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or

seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW